

Minutes of the Orchard Down Board Meeting January 19th 2022

The January Board meeting came to order at 7:09 pm on January 19th, 2022 in the Timberhill Athletic Club conference room. Board members Michael Freitag, Adrienne Guy, Samantha Hirsch, and Chris Russo were present. Rob Upson did not attend. Kurt Powell and Jason Peter of Willamette Community Management were present.

After welcomes, no requests for additional agenda items were brought by owners or Board members.

The Board APPROVED the minutes from the December 2021 Board meeting.

Update on action items from the November meeting: none

The Board was provided recent ODHA financial reports.

The Board discussed updates to the landscaping contract. On January 12th, Adrienne Guy and Michael Freitag met with Alfonso Saveedra (A&H Landscape) for introductions and general discussions of the current contract. Consensus of the Board was to keep the current landscaping company (A&H Landscape); Mr. Saveedra had asked to update the pricing, from \$600 to \$675 per months, bringing the annual total to \$8,100. As no increases had occurred over at least the past three years, the Board approved this request. **Action item: Michael Freitag will prepare a new contract for final approval at the next Board meeting.**

The Board finished discussions for the 2022 Budget. **Action item: Michael Freitag will prepare a final draft for approval at the next Board meeting.**

The Board discussed a draft for the January newsletter, which was approved after adding an item about the newly formed committees (finance, landscaping, architecture). **Action item: Michael Freitag will prepare the final draft for mailing by WCM. (This has been done.)**

The Board discussed how business should be conducted. It was agreed to re-form three standing committees with a membership of two Board members each, and as many owner volunteers as may join. Committee members will work on topics of interest between Board meetings and present their work to the Board.

The Board APPROVED the new annual contract with WCM. **Action item: Adrienne Guy or Michael Freitag will sign for the Board before the meeting and return the contract to WCM. (This has been done.)**

Points of information:

- fallen oak tree near Rob's house removed by Ken West (donates proceeds to LB Food Share);
- Adrienne has some landscaping materials, "mow no more", PNW native mix, shrubs;
- neighbor on 3028 NW Thistle Pl has POD in driveway (**send letter to owner after four weeks**);
- partially boarded-up windows at 4193 NW Bittersweet (**contact property manager**).

The meeting was adjourned at 7:45 pm.

ODHA Board meeting – February 2022

Preliminary agenda (please add items)

1. Welcome and new business
2. Vote on minutes from December
3. Vote on Budget
4. Begin review and discussion of architectural guidelines
5. Points of information: